

# roundtree

real estate



## Hillside Court, Hendon, NW4

£500,000



3



1



Y

SHARE OF FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NW4



BRITISH  
PROPERTY  
AWARDS

2022 - 2023

★★★★★

**GOLD WINNER**

LETTING AGENT  
IN NW4

*A fresh approach to your property journey...*

A superb opportunity to acquire this three double bedroom flat on the ground floor of this purpose built block located on the corner of Holders Hill Avenue and Holders Hill Road. The flat was renovated throughout by the current vendors offering extremely spacious living accommodation and extending to 1068sq.ft (99.22sq.m).



- 3 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN BREAKFAST ROOM
- MODERN BATHROOM SUITE
- ADDITIONAL WC
- ADDITIONAL STORAGE AREA
- SPACIOUS RECEPTION ROOM





**The property comprises spacious lounge/dining room, modern fitted kitchen breakfast room, modern family bathroom, additional WC and off street parking. Externally there is parking available and is within proximity to Windsor open space, local schooling, A406 and A1.**



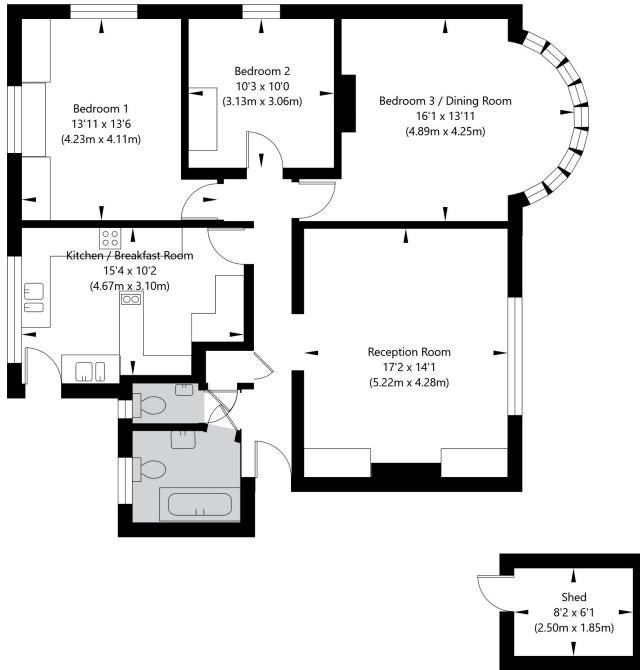
**Sole Agents. Share of Freehold.**

# FLOOR PLAN



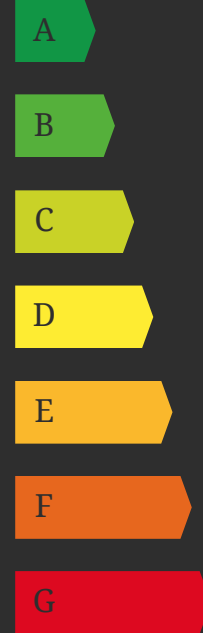
Hillside Court, Holders Hill Road, NW4 1EL

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 99.22 SQ M / 1068 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 99.22 SQ M / 1068 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

## EPC



E

1 Sentinel Square, Brent Street  
Hendon, NW4 2EL

020 8203 21111

mail@theroundtree.com

theroundtree.com

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you.

**Get in touch today!**



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

*A fresh approach to your property journey...*